

## CHAPTER 20.20

### INDUSTRIAL DISTRICTS

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#### **20.20.010 Specific Purposes**

The industrial districts regulations are intended to:

- A. Locate industrial development in areas consistent with the General Plan and provide a broad range of manufacturing and service uses.
- B. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities.
- C. Provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses.
- D. Ensure that the appearance and effects of industrial uses are compatible with the character of the area in which they are located.
- E. Minimize the impact of industrial uses on adjacent residential districts.
- F. Ensure the provision of adequate off-street parking and loading facilities.

The additional purposes of each industrial district are as follows:

Manufacturing (M-1) District. The M-1 District provides areas for a full range of manufacturing, industrial processing, and distribution and storage uses.

Controlled Manufacturing (M-1-A) District. The M-1-A District provides areas for a wide range of moderate to low intensity industrial uses and limited accessory and ancillary commercial and office uses.

Industrial Business Park (IBP) District: The IBP District provides areas for a wide range of moderate to low intensity industrial uses and commercial uses which support industrial uses, require large outdoor or indoor spaces, or which have characteristics which are not suitable for standard commercial districts.

## 20.20.020 Industrial Districts: Land Use Regulations

The following schedule establishes the land uses defined in Chapter 20.05 as permitted or conditionally permitted in industrial districts, and includes special requirements, if any, applicable to specific uses. The letter "P" designates use classifications permitted in industrial districts. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letters "UP" designate use classifications permitted on approval of a use permit, as provided in Chapter 20.91. The letters "PD/U" designate use classifications permitted on approval of a use permit issued by the Planning Director, as provided in Chapter 20.91. The letters "P/UP" designate use classifications which are permitted when located on the site of another permitted use, but which require a use permit when located on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

### Industrial Districts: Land Use Regulations

P = Permitted  
UP = Use Permit  
PD/U = Use permit issued by the Planning Director  
L = Limited (see [Additional Use Regulations](#))  
--- = Not Permitted

	M-1	M-1-A	IBP	Additional Regulations
<b>RESIDENTIAL</b>				(A), (B), (C)
SINGLE FAMILY RESIDENTIAL		L-1	---	
<b>PUBLIC AND SEMI-PUBLIC</b>				(A), (B), (C)
CEMETERIES	L-2	L-2	---	
CLUBS AND LODGES	L-3	L-3	---	(J)
CONVALESCENT FACILITIES	UP	UP	---	
DAY CARE, GENERAL	---	UP	PD/U	
EMERGENCY HEALTH CARE	---	---	P	
GOVERNMENT OFFICES	UP	UP	L-4	
HELIPORTS	UP	UP	UP	(D)
HOSPITALS	UP	UP	---	
MAINTENANCE AND SERVICE FACILITIES	P	P	P	
MARINAS	UP	---	---	(E)
PARK AND RECREATION FACILITIES	UP	UP	L-4	
PUBLIC SAFETY FACILITIES	UP	UP	PD/U	
RELIGIOUS ASSEMBLY	UP	UP	---	
RESIDENTIAL CARE, GENERAL	UP	UP	---	

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	M-1	M-1-A	IBP	Additional Regulations
SCHOOLS, PUBLIC AND PRIVATE	UP	UP	---	
UTILITIES, MAJOR	UP	UP	UP	
UTILITIES, MINOR	P	P	P	
<b>COMMERCIAL USES</b>				(A), (B), (C)
AMBULANCE SERVICES	---	P	P	
ANIMAL SALES AND SERVICES	---	---		
-ANIMAL BOARDING	---	---	P	
-ANIMAL GROOMING	---	---	P	
-ANIMAL HOSPITALS	P	P	P	
-ANIMAL RETAIL SALES	---	---	P	
ARTISTS' STUDIOS	---	P	P	
BANKS/SAVINGS AND LOANS	---	P	P	
-WITH DRIVE-THROUGH/DRIVE UP	---	UP	PD/U	
BUILDING MATERIALS AND SERVICES	P	UP	P	
CATERING SERVICES	---	P	P	
COMMERCIAL FILMING	UP	UP	P	(F)
COMMERCIAL RECREATION AND ENTERTAINMENT	UP	UP	L-4	(F), (J)
COMMUNICATION FACILITIES	P	P	P	
EATING AND DRINKING ESTABLISHMENTS				
-FULL SERVICE, HIGH TURNOVER	---	---	UP	(F), (G), (J)
-FULL SERVICE, SMALL SCALE	PD/U	PD/U	PD/U	(F), (G), (J)
-TAKE-OUT SERVICE	UP	UP	UP	(F), (G), (J)
-TAKE-OUT SERVICE, LIMITED	PD/U	PD/U	PD/U	(F), (G), (J)
-ACCESSORY	P	P	P	(F), (G), (J)
FOOD AND BEVERAGE SALES	---	L-4	L-4	(J)
HORTICULTURE, LIMITED	P	P	P	
LABORATORIES	P	P	P	
MAINTENANCE AND REPAIR SERVICES	P	P	P	
MARINE SALES AND SERVICES				
-BOAT RENTALS AND SALES	---	---	---	
-BOAT STORAGE	P	---	PD/U	(E)
-BOAT YARDS	P	L-5	L-5	(E)
-ENTERTAINMENT AND EXCURSION SERVICES	L-15	L-15	L-15	(E)

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	M-1	M-1-A	IBP	Additional Regulations
-MARINE RETAIL SALES	---	---	P	
NURSERIES	P	P	P	
OFFICES, BUSINESS AND PROFESSIONAL	UP	L-6	L-4	
PERSONAL IMPROVEMENT SERVICES	L-7	L-7	L-4	
PERSONAL SERVICES	L-8	L-8	L-4	
-DRY CLEANERS	PD/U	PD/U	PD/U	
POSTAL SERVICES	P	P	P	
PRINTING AND DUPLICATING SERVICES	P	P	P	
RESEARCH AND DEVELOPMENT SERVICES	P	P	P	
RETAIL SALES	UP	---	L-4	
SECONDHAND APPLIANCES AND CLOTHING SALES	---	---	L-4	
SWAP MEETS, RECURRING	---	---	PD/U	
TRAVEL SERVICES	L-4	L-4	L-4	
VEHICLE/EQUIPMENT SALES AND SERVICES				
-AUTOMOBILE WASHING	---	---	PD/U	
-COMMERCIAL PARKING FACILITY	---	---	P	
-SERVICE STATIONS	UP	UP	PD/U	(J), (K)
-VEHICLE/EQUIPMENT REPAIR	P	P	P	
-VEHICLE/EQUIPMENT SALES AND RETAILS	L-14	L-14	P	
-VEHICLE STORAGE	UP	UP	PD/U	
WAREHOUSING AND STORAGE, LIMITED	UP	P	UP	
WAREHOUSING AND STORAGE, SELF SERVICE	UP	UP	UP	
<b>INDUSTRIAL</b>				(A), (B), (C)
FOOD PROCESSING	L-9	---	PD/U	
INDUSTRY, CUSTOM	P	L-10	L-10	
INDUSTRY, GENERAL	L-11	---	---	
INDUSTRY, LIMITED	P	L-10	P	
INDUSTRY, R&D	P	P	P	
STORAGE AND DISTRIBUTION	---	---	PD/U	
<b>AGRICULTURAL AND EXTRACTIVE USES</b>				(A), (B), (C)
MINING AND PROCESSING	L-12	L-12	L-12	(H)

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	<b>M-1</b>	<b>M-1-A</b>	<b>IBP</b>	<b>Additional Regulations</b>
<hr/>				
<b><i>ACCESSORY USES</i></b>				(A), (B), (C)
ACCESSORY STRUCTURES AND USES	P/UP	P/UP	P/UP	
 <b><i>TEMPORARY USES</i></b>				
CIRCUSES AND CARNIVALS	P	P	P	(I)
HELIPORTS, TEMPORARY	L-13	L-13	L-13	(D)
REAL ESTATE OFFICES, TEMPORARY	L-13	L-13	L-13	(B)

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**Industrial Districts: Additional Land Use Regulations**

- L-1 Limited to residences for watchmen or custodians employed on site. One residence for an owner or owners of a development site, including two garage spaces, provided that such use will be incidental to and will not alter the character of the premises in respect to the permitted uses and of the uses permitted with a use permit.
- L-2 20 acres minimum.
- L-3 Limited to yacht clubs.
- L-4 Permitted as an accessory use and may be permitted as an ancillary use on a property separate from the principal use upon the finding by the Planning Director that the use remains subordinate to and serve the principal use pursuant to the definition contained in Chapter 20.03.
- L-5 Permitted with a use permit when within a building.
- L-6 Use permit required for medical and dental offices.
- L-7 Limited to business and trade schools.
- L-8 Limited to beauty shops and barber shops.
- L-9 Use permit required for fish smoking, curing, and freezing. Fish canneries and/or reduction grinding and processing plants are prohibited.

- L-10 Use permit required for furniture manufacturing, assembling and construction of paper products with finished paper stock, garment manufacturing, the manufacture of novelties, toys and small appliances, and other uses which in the opinion of the Planning Commission are comparable and similar in character with the other uses requiring a use permit.
- L-11 Autowrecking, distillation of bones; dumping, disposal, incineration or reduction or garbage, sewage, offal, dead animals or refuse, fat rendering; manufacture or storage of acid, cement, explosives, fireworks, fertilizer, glue, gypsum, lime, plaster of paris or asphalt, stockyard or slaughter of animals, refining of petroleum or its products, melting of iron, tin, zinc, or other ores; junk yards, hog raising, bag manufacture or cleaning, blast furnace or boiler works, breweries, coke ovens, cooperage works, incinerators, cordage mills, foundries, tanneries, and all other uses which in the opinion of the Planning Commission are of similar nature or may be objectionable, are prohibited.
- L-12 Limited to the removal of earthen material. No permit shall be required for normal grading or landscaping on lots of record. Drilling for and/or removal of oil, gas, or other hydrocarbon materials are prohibited.
- L-13 Subject to the approval of the Planning Director.
- L-14 No new or used automobile, truck or motorcycle sales permitted.
- L-15 Permitted, provided operations have first secured a marine activities permit issued by the Harbor Resources Director (see Chapter 17.10 of the Municipal Code).
- (A) See Section 20.60.025: Relocatable Buildings.
- (B) See Section 20.60.015: Temporary Structures and Uses.
- (C) See Section 20.60.050: Outdoor Lighting.
- (D) See Section 20.60.055: Heliports and Helistops
- (E) See Section 20.60.070: Waterfront Development Regulations.
- (F) See Section 20.60.085: Uses Requiring City Manager Approval.
- (G) See Chapter 20.82: Eating and Drinking Establishments.
- (H) See Chapter 20.81: Oil Wells.
- (I) Special event permit required, see Chapter 5.10 of the Municipal Code.
- (J) See Chapter 20.89: Alcoholic Beverage Outlets.

(K) See Chapter 20.80: Service Stations.

### 20.20.030 Industrial Districts: Property Development Regulations

The following schedule prescribes development regulations for industrial districts. The columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this code.

<b>Industrial Districts: Property Development Regulations</b>				
	M-1	M-1-A	IBP	<b>Additional Regulations</b>
				(A), (Q)
Minimum Lot Area (sq. ft.)	---	10,000	10,000	(B), (C)
Minimum Yards:				
Front (ft.)	---	15	15	(C), (D), (E), (F), (G)
Side (ft.)	---	---	---	(C), (D), (F), (H)
Rear (ft.)	---	---	---	(C), (D), (F)
Zone Separation	---			(I)
Maximum Height (ft.)				(J)
Maximum Floor Area Limit				(K)
Landscaping				(L)
Off-Street Parking and Loading				(M)
Performance Standards				(N)
Required Screening				(O)
Street Right-of-Way Widths				(P)

### Industrial Districts: Additional Property Development Regulations

(A) See Section 20.60.060: Plans and Drawings for Commercial and Industrial Districts.

- (B) See Chapter 19.68 in Title 19: Merger of Contiguous Lots.
- (C) See Section 20.60.065: Residential Uses in Commercial and Industrial Districts.
- (D) See Section 20.60.030: Extensions Into Yards.
- (E) M-1-A District. Where the frontage in a block is partially in a residential district the front yard shall be not less than that required in such residential district.
- (F) M-1-A District. A minimum setback of 15 feet from any street or highway property line shall be required.
- (G) M-1-A District. A front yard area adjacent to the front property line and extending across the property from the side lines 15 feet deep, measured from the front property line, shall be provided.
- (H) M-1-A District. Development sites fronting on one street and having a side property line adjacent to a side street shall provide a yard area 15 feet wide, measured from the side property line and extending from the front property line to the rear property line.
- (I) M-1-A District. In cases where a street or alley does not exist to separate this zone from any other more restrictive zone, a zone separation area 10 feet wide and extending the entire distance the zones adjoin each other shall be provided. The zone separation area shall be appropriately landscaped and maintained.
- (J) See Chapter 20.65: Height Limits.
- (K) See Chapter 20.63: Floor Area Ratios and Building Bulk.
- (L) M-1-A and IBP Districts. Front and side yards shall be appropriately landscaped and maintained except for areas required for walkways and driveways for ingress and egress to the property. The walkways and driveways shall not use more than 40 percent of this side yard area.
- (M) See Chapter 20.66: Off-Street Parking and Loading.
- (N) M-1-A and IBP Districts. All manufacturing and fabrication operations shall be conducted within buildings.
- (O) M-1-A and IBP Districts. All equipment and material storage areas shall be screened by solid walls, fences, or by adequate plantings of not less than 6 feet in height.
- (P) M-1-A District. All dedicated streets within or bordering this M-1-A District shall have a minimum right-of-way 60 feet in width.



- (Q) For All Property Development Regulations: In addition to the lot area, width, and other requirements set forth preceding, subdivisions shall comply with the provisions of Title 19 (*Subdivision Code*), as amended.

**20.20.040 Review of Plans**

See Section 20.60.060: Plans and Drawings for Commercial and Industrial Districts.